143.0	0006	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 678,000 / 678,000
					USE VALUE: 678,000 / 678,000
					ASSESSED: 678,000 / 678,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		PURITAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONTANO JASON & MEGHAN
Owner 2:	
Owner 3:	
Street 1:	29 PURITAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLANCY LAURA L / TRUSTEE -
Owner 2:	MAC DONALD FAMILY TRUST -
Street 1:	82 PRISCILLA ROAD
Twn/City:	MARSHFIELD
St/Prov:	MA Cntry:
Postal:	02050

NARRATIVE DESCRIPTION

This parcel contains 5,478 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1350 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5478.000	206,800	3,700	467,500	678,000
Total Card	0.126	206,800	3,700	467,500	678,000
Total Parcel	0.126	206,800	3,700	467,500	678,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.22 | /Parcel: 502.2

Legal Description

User Acct 92937

GIS Ref

GIS Ref

Insp Date 04/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 143.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,800	3700	5,478.	467,500	678,000	678,000	Year End Roll	12/18/2019
2019	101	FV	184,100	3700	5,478.	438,300	626,100	626,100	Year End Roll	1/3/2019
2018	101	FV	184,700	3700	5,478.	362,300	550,700	550,700	Year End Roll	12/20/2017
2017	101	FV	184,700	3700	5,478.	333,100	521,500	521,500	Year End Roll	1/3/2017
2016	101	FV	184,700	3700	5,478.	303,900	492,300	492,300	Year End	1/4/2016
2015	101	FV	174,200	3700	5,478.	298,000	475,900	475,900	Year End Roll	12/11/2014
2014	101	FV	174,200	3700	5,478.	277,000	454,900	454,900	Year End Roll	12/16/2013
2013	101	FV	174,200	3700	5,478.	263,500	441,400	441,400		12/13/2012

!11123!

PRINT

Date	Time
12/11/20	01:19:42

LAST REV

Date	Time
12/08/20	15:26:58
jorourke	
11123	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLANCY LAURA L	73656-552	1	11/15/2019	Change>Sale	599,000	No	No		Richard C MacDonald dod 5/27/2019
MAC DONALD RICH	35210-569		4/4/2002	Family	99	No	No		
	9590-155		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2020	876	Solar Pa	14,576	C				
2/22/2020	297	Addition	65,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
2/11/2020	SQ Returned	MM	Mary M
1/23/2020	SQ Mailed	JO	Jenny O
4/20/2018	Meas/Inspect	CC	Chris C
11/4/2008	Meas/Inspect	163	PATRIOT
11/16/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92937
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5478		Sq. Ft.	Site		0	80.	1.07	9									467,471						467,500	

Total AC/HA: 0.12576 | Total SF/SM: 5478 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 467,471 | Spl Credit | Total: 467,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321078
Depreciation:	114304
Depreciated Total:	206774

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

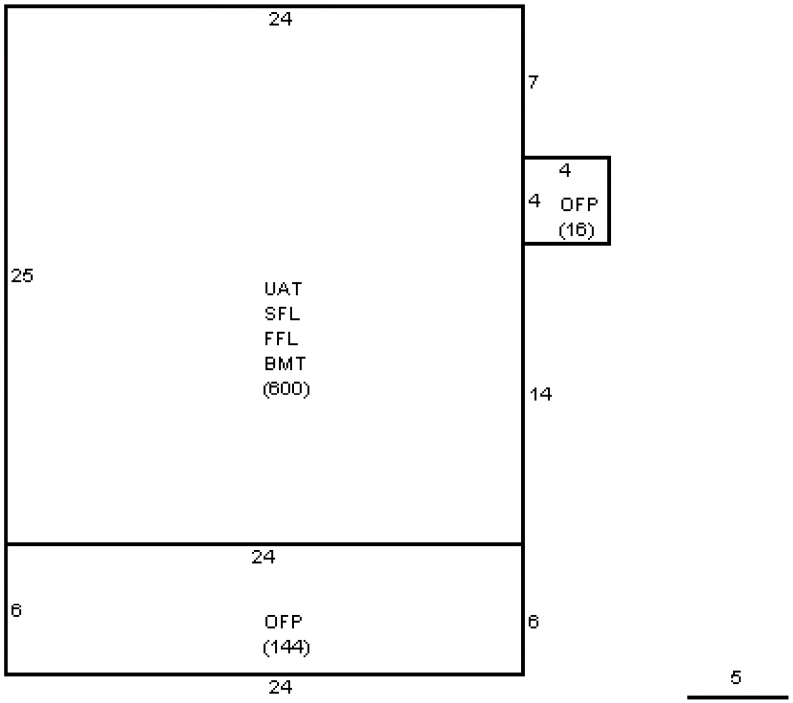
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	98.01
Final Total:	206800	Val/Su SzAd	172.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	600	51.600	30,958
FFL	First Floor	600	171.990	103,194
SFL	Second Floor	600	171.990	103,194
OFP	Open Porch	160	26.280	4,204
UAT	Upper Attic	150	113.510	17,027

Net Sketched Area:	2,110			Total:	258,577
Size Ad	1200	Gross Are	2560	FinArea	1350

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700